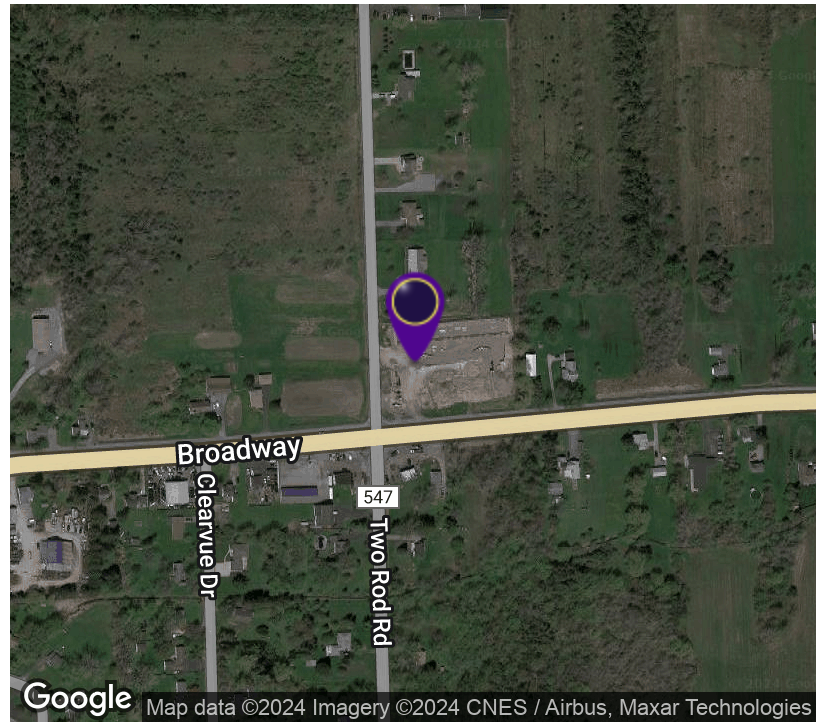


Newly Constructed 15,000+/- SF Garage Bay/Warehouse/Storage Building
11668 Broadway, Alden, NY 14004



OFFERING SUMMARY

Available SF: 1,250 - 15,000 SF

Lease Rate: \$12.50 SF/yr (Gross)

Lot Size: 2.02 Acres

Building Size: 15,000 SF

Zoning: Industrial

PROPERTY OVERVIEW

This newly constructed 15,000+/- SF Garage Bays, Warehouse, or Storage building can be sub-divided from 1,250+/- up to 15,000+/- SF has twelve (12) 14' high doors with plenty of parking located all around the building. Pole signage located on Broadway. 16' ceiling heights. Situated on 2.02+/- acres with 294' +/- of frontage and 279' +/- of depth.

LOCATION OVERVIEW

Located on the northeast corner of Broadway and Two Rd Road. A few miles east of Townline Road. Easy access to downtown Alden and short drive to Six Flags Darien Lake Amusement Park.

PROPERTY HIGHLIGHTS

- Corner location with Access from both roads
- 2.02+/- Acres / 294' +/- Frontage
- 1,250+/- SF Up To 15,000+/- SF
- Pole Signage at Road
- 16' High Ceiling Heights
- 12' Wide x 14' High Drive-In Doors
- Plenty of Paved Parking in Front of Building



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ADDITIONAL PHOTOS

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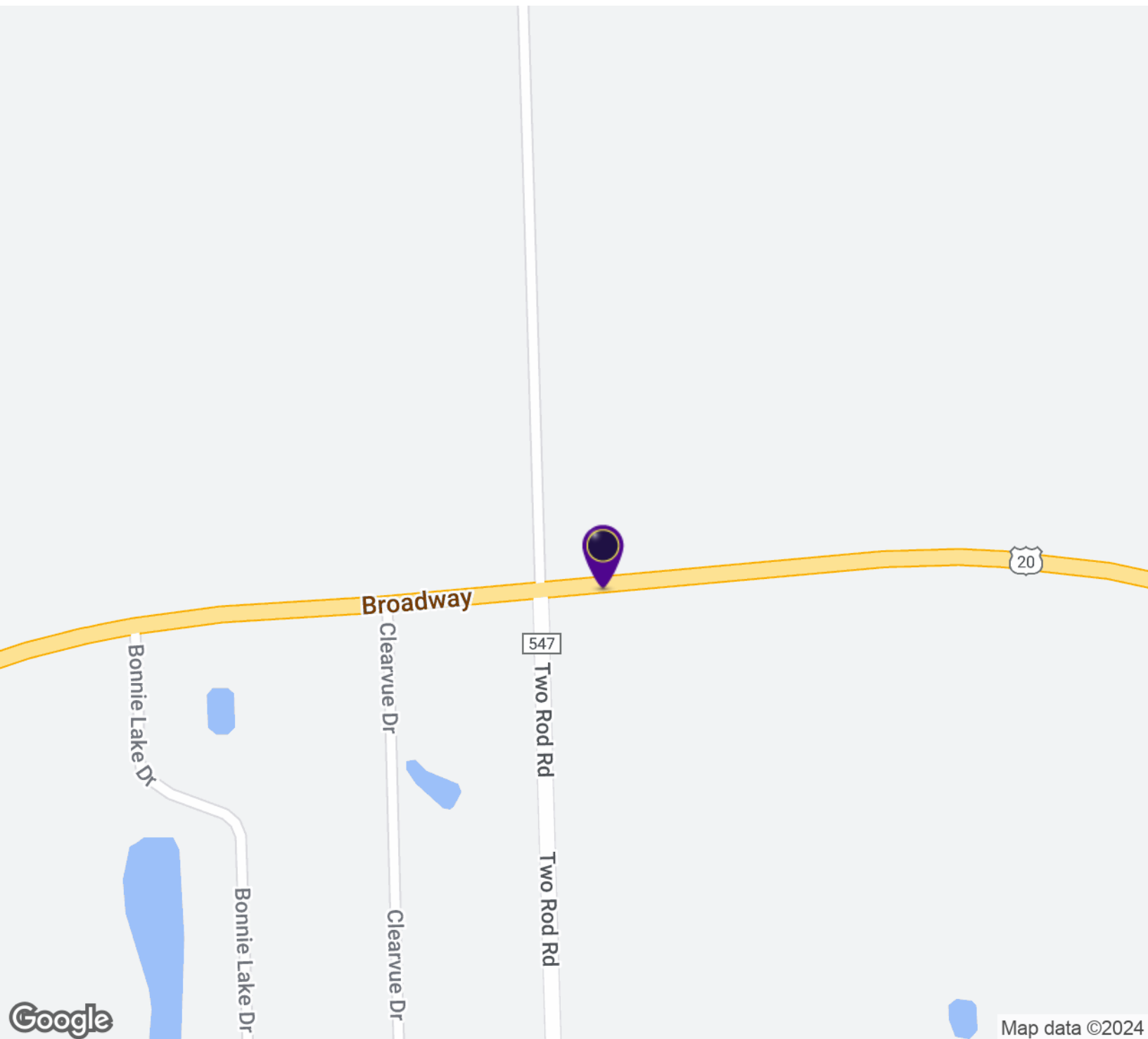
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LOCATION MAP

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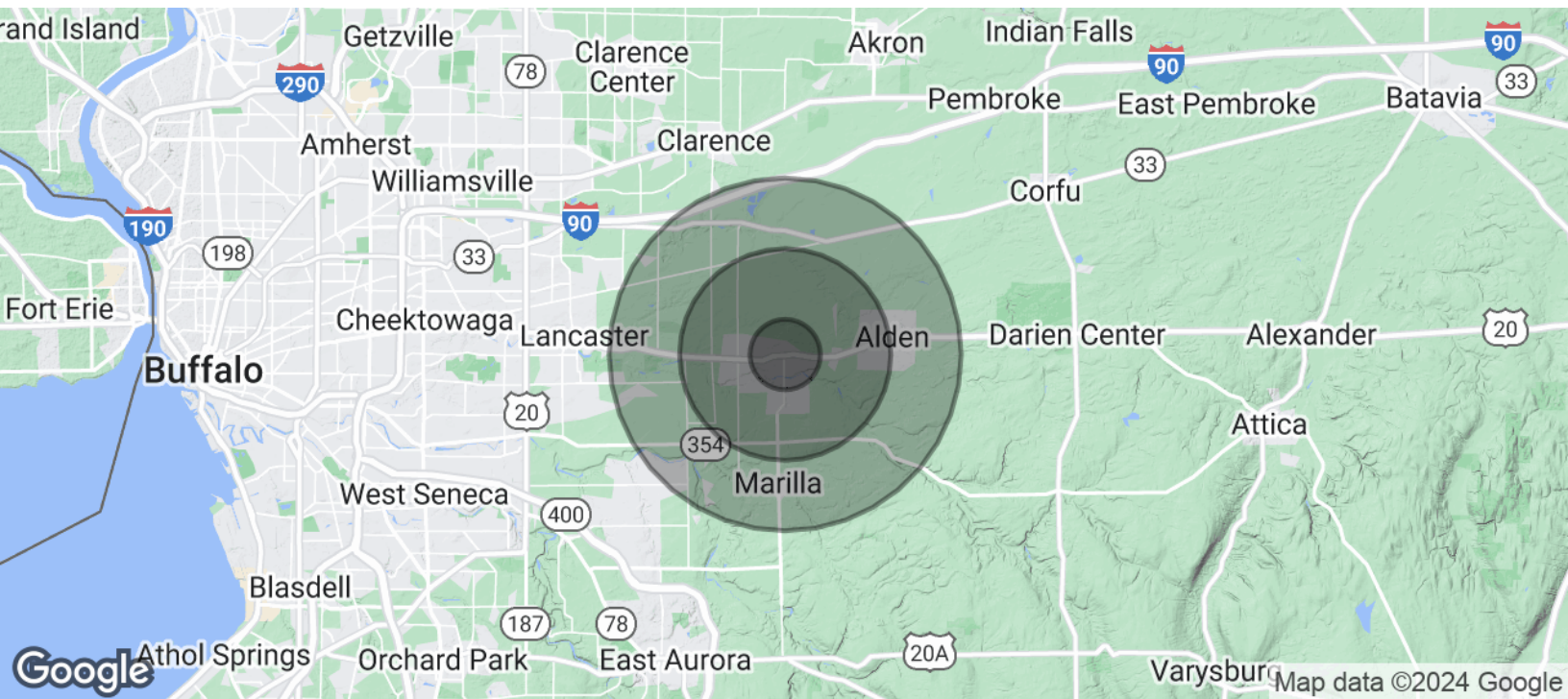
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DEMOGRAPHICS MAP & REPORT

Newly Constructed 15,000+/- SF Garage Bay/Warehouse/Storage Building

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,038	8,605	22,525
Average Age	48.6	44.8	44.9
Average Age (Male)	44.4	44.4	43.3
Average Age (Female)	47.1	47.2	47.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	466	2,979	8,513
# of Persons per HH	2.2	2.9	2.6
Average HH Income	\$73,884	\$87,553	\$95,915
Average House Value	\$195,393	\$215,658	\$233,456

2020 American Community Survey (ACS)



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